

FOR SALE

John Rodes Industrial Park

660 N John Rodes Blvd, Melbourne, FL 32934

PROPERTY FACTS

Complex Area:	90,600 Sq. Ft.
Buildings:	Building A: 18,100 Sq. Ft. Building B: 20,000 Sq. Ft. Building D: 40,000 Sq. Ft. Building E: 7,500 Sq. Ft. Building F: 5,000 Sq. Ft.
Parcel Size:	18.52 Acres
Unit Range:	2,500-40,000 Sq. Ft.
Zoning:	M1—Light Industrial Manufacturing, Warehousing, Office uses.
Associated Site Address:	640, 660/664, 670 & 680 N John Rodes Blvd

Listing Price: \$12,900,000



OFFERING SUMMARY

John Rodes Industrial Park is a multi-building industrial park totaling 90,600 SF on 18.52 acres in Melbourne, Florida. The property combines in-place industrial tenancy with meaningful vacancy upside and flexible building configurations for investors, owner-users, or users seeking scale in Brevard County's established industrial corridor.

KEY VALUE DRIVERS

- **Multi-building industrial park** with flexible unit sizes and separate occupancy options.
- **Existing tenancy plus vacancy upside** without publishing rental economics in the offering package.
- **Functional industrial features** with overhead doors, 3-phase power in most buildings and truck circulation.

LOCATION POSITIONING

Central Melbourne industrial location with access to I-95, US-1, Melbourne Orlando International Airport, and nearby aerospace, defense, technology, healthcare and manufacturing demand drivers.



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SITE PLAN

John Rodes Industrial Park

660 N John Rodes Blvd, Melbourne, FL 32934



DISCLAIMER

This conceptual site plan is provided solely to illustrate the general layout of the property. Building locations, parking areas, access points, landscaping, dimensions, and other features are approximate and may differ from actual conditions. This site plan is not to scale and should not be relied upon for engineering, construction, or legal purposes.



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INVESTMENT HIGHLIGHTS

SALE
OPPORTUNITY

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WHY THIS OFFERING WORKS

- **Rare scale in Melbourne:** 90,600 SF across five industrial buildings on 18.52 acres.
- **Flexible buyer profile:** Fits an investor, owner-user, or buyer seeking a phased occupancy/lease-up strategy.
- **Immediate leasing upside:** Several vacant spaces can be marketed individually or combined for larger industrial requirements.
- **Large-block potential:** Building D provides a 40,000 SF opportunity that can support larger users or be divided based on demand.
- **Land component:** Additional site area may support future yard, outdoor storage or operational flexibility subject to buyer planning, permitting and applicable approvals.
- **Strong location story:** The site sits near major industrial and aerospace-related employers and provides access to I-95, US-1 and the Melbourne airport.

STABILIZED + UPSIDE

In-place tenants establish industrial use history while vacant buildings/units create a clear path to added occupancy.

OWNER-USER FLEXIBILITY

A buyer can occupy vacant space while maintaining existing tenancy or structure a phased lease-up plan.

INDUSTRIAL FUNCTIONALITY

Overhead doors, truck circulation, 3-phase power in most buildings and office/warehouse layouts support a wide range of users.

SALE POSITIONING

John Rodes Industrial Park presents a compelling opportunity for investors and owner-users seeking scale, flexibility, and upside within Melbourne's established industrial corridor. With existing tenancy in place and multiple vacant spaces available for lease-up or occupancy, the property offers several paths to value creation, including stabilizing vacancy, accommodating an owner-user, and repositioning space to capture continued industrial demand in the market.



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TENANT ROSTER

NO RENTS
DISCLOSED

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CURRENT TENANT ROSTER

Unit/ Building	Tenant / Status	Use / Positioning	Size
640/ Building A	World Electric Supply Inc.	Electric Supply Warehouse and Office/Showroom	18,100 SF
650/ Building B	Brevard County Windustrial Co.	Construction equipment / materials retail and wholesale	20,000 SF
660/ Building F	Tsunami Sunshine, LLC	Sealed inflatable repairs	2,500 SF

VACANCY SUMMARY / LEASING UPSIDE

Unit / Building	Status	Size	Opportunity
670/ Building D1 + D2	Vacant	40,000 SF	Available for lease-up or owner-user occupancy
680/ Building E	Vacant	7,500 SF	Available for lease-up or owner-user occupancy
660/ Building F	Vacant	2,500 SF	Available for lease-up or owner-user occupancy

OCCUPANCY STORY

John Rodes Industrial Park combines in-place tenancy with near-term upside through multiple available spaces. This balance gives a buyer immediate occupancy structure while preserving flexibility to lease vacant units, accommodate an owner-user requirement, or reposition space to capture continued industrial demand in the Melbourne market.

3

CURRENT TENANTS

4

VACANT UNITS

90,600

TOTAL SF

18.52 Acres

LAND AREA



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BUILDING FACTS

PROPERTY DETAIL

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CURRENT TENANT ROSTER

Unit/ Building	Size	Occupancy Snapshot	Functional Features
640 / Building A	18,100 SF	Occupied	3-Phase Power
650 / Building B	20,000 SF	Occupied	Drive-in overhead door, 3 phase power
670 / Building D1	16,800 SF	Vacant	Three (3) Overhead Doors, One (1) dock height door; Three (3) phase power; approx. 25% office.
670 / Building D2	23,200 SF	Vacant	One (1) Overhead Doors. Three (3) phase power; approx. 25% office.
680 / Building E	7,500 SF	Vacant	Drive-in overhead door, Three (3) phase power, Eighteen (18) ft max ceiling height; approx. 10% office, 100% HVAC.
660 / Building F1	2,500 SF	Vacant	One (1) Drive-in overhead door, 18 ft ceiling height.
660 / Building F2	2,500 SF	Occupied	One (1) Drive-in overhead door, 18 ft ceiling height.

FUNCTIONAL INDUSTRIAL FEATURES

- Multiple overhead door configurations across the park, including drive-in and dock-height access in Building D.
- 3-phase power in Buildings A, B, D and E, supporting a broader range of industrial users.
- Warehouse/office configurations with ceiling heights generally ranging from 16 to 18 feet.
- Multi-building layout allows a buyer to pursue occupancy, lease-up, or repositioning by building and user type.



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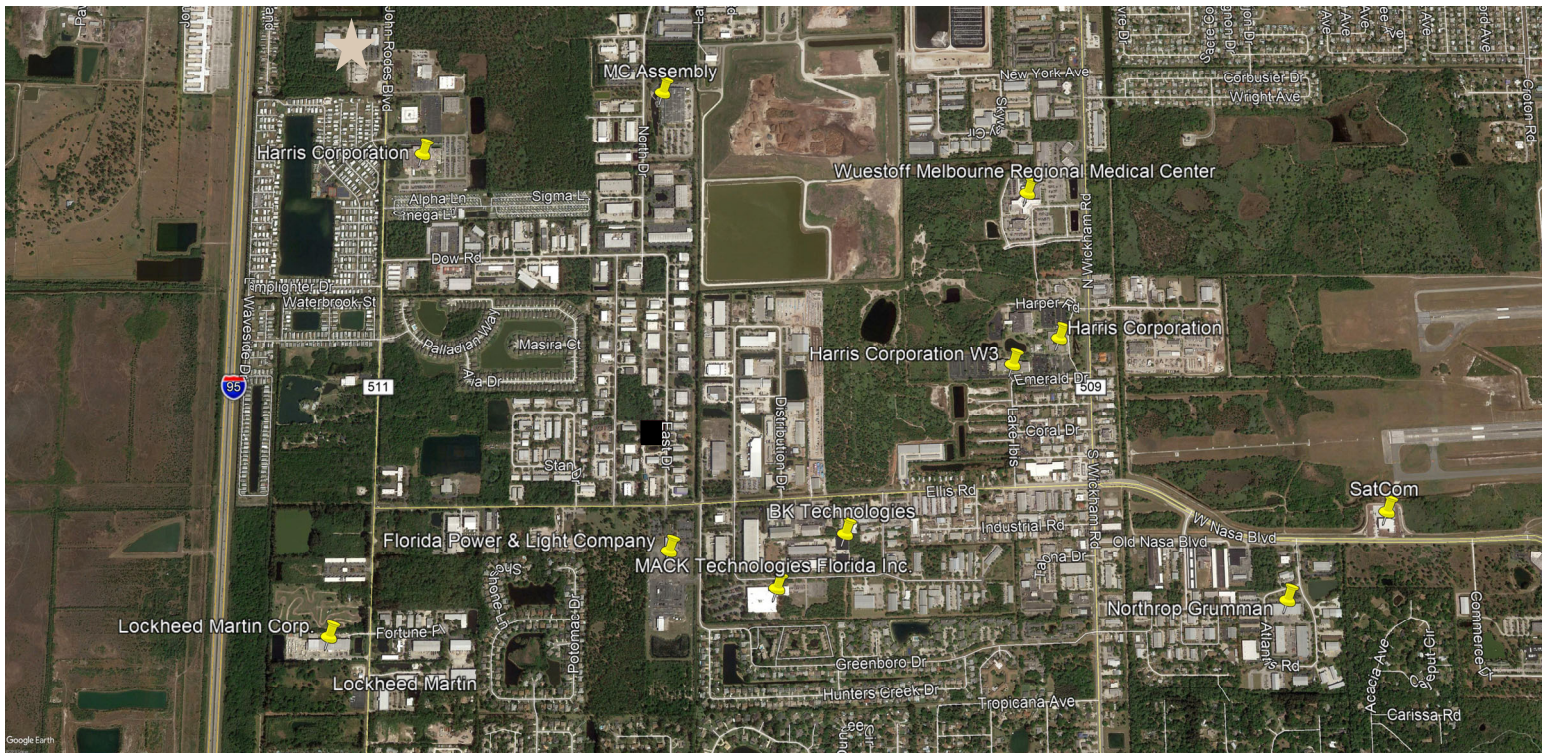
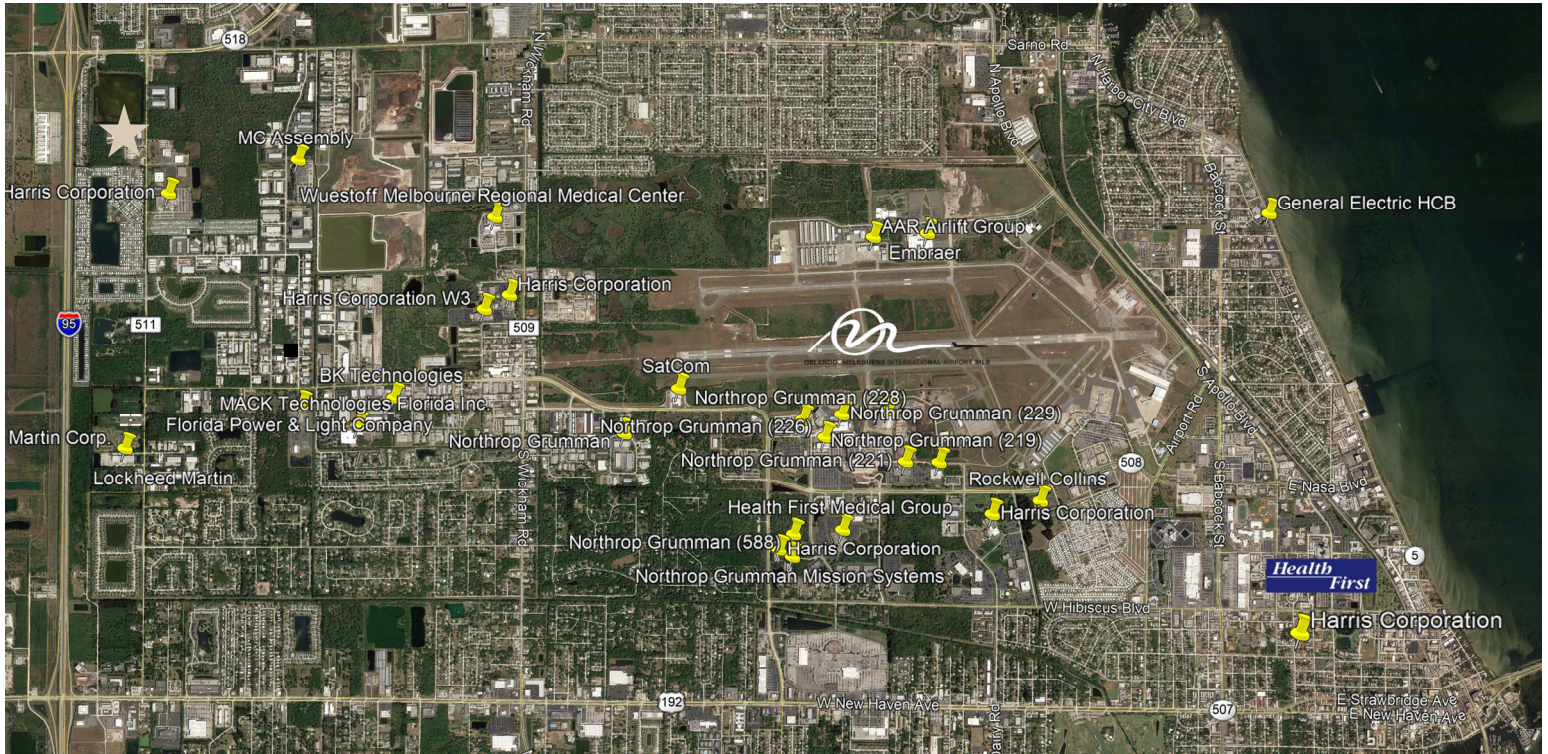
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SURROUNDING MAPS

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LOCAL TENANT NAMES

John Rodes Industrial Park

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LOCKHEED MARTIN

HARRIS
CORPORATION

FLORIDA POWER &
LIGHT

HEALTH FIRST

NORTHROP GRUMMAN

GENERAL ELECTRIC

ROCKWELL COLLINS

MACK TECHNOLOGIES
FLORIDA INC.

SATCOM

MARTIN CORPORATION

MC ASSEMBLY



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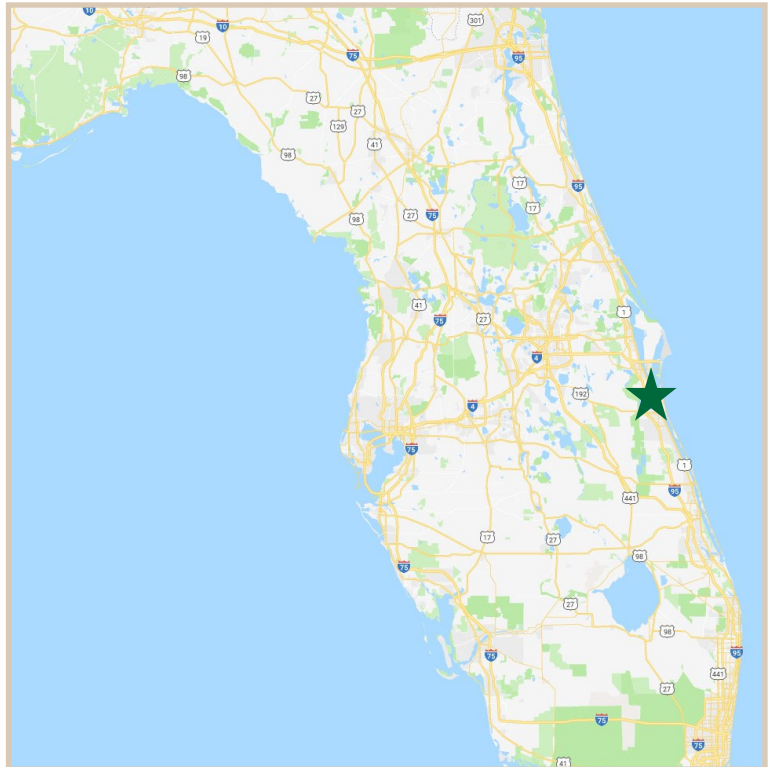
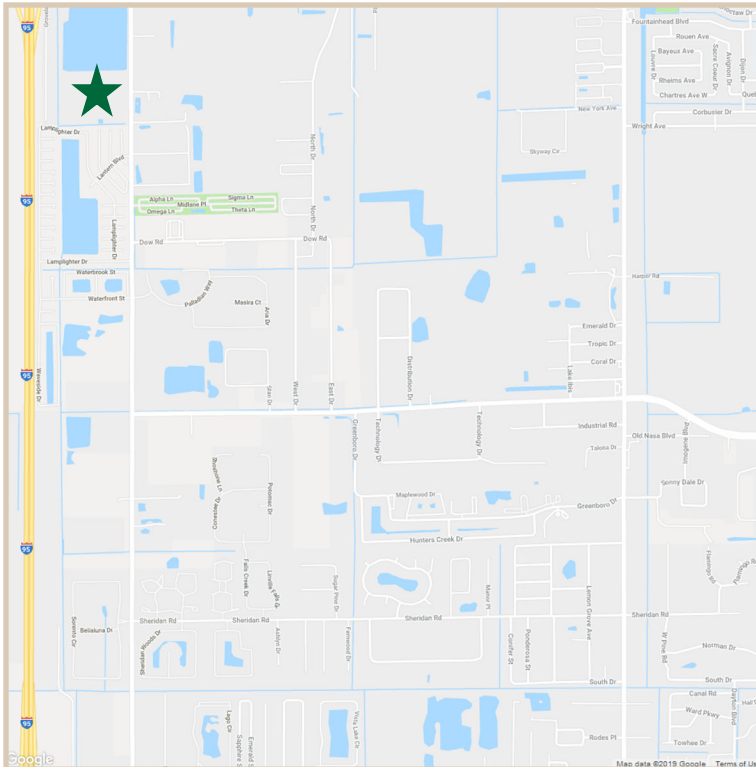
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LOCATION MAPS

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ADDITIONAL PHOTOS

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